054.0	0003	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	708,700	/	708,700
USE VALUE:	708,700	/	708,700
ASSESSED:	708,700	/	708,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUPPANISANUWONG PICHAI
Owner 2:	
Owner 3:	
Street 1:	25 GROVE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DALEY JEAN M -
Owner 2:	-
Street 1:	25 GROVE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1887, having primarily Vinyl Exterior and 2102 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8427.000	256,800	4,500	447,400	708,700
Total Card	0.193	256,800	4,500	447,400	708,700
Total Parcel	0.193	256,800	4,500	447,400	708,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.24 /Parcel: 337.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 054.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	256,800	4500	8,427.	447,400	708,700		Year end	12/23/2021
2021	101	FV	248,700	4500	8,427.	447,400	700,600		Year End Roll	12/10/2020
2020	101	FV	248,700	4500	8,427.	447,400	700,600	700,600	Year End Roll	12/18/2019
2019	101	FV	193,000	4500	8,427.	447,400	644,900	644,900	Year End Roll	1/3/2019
2018	101	FV	199,600	4500	8,427.	300,400	504,500	504,500	Year End Roll	12/20/2017
2017	101	FV	199,600	4500	8,427.	287,600	491,700	491,700	Year End Roll	1/3/2017
2016	101	FV	199,600	4500	8,427.	262,100	466,200	466,200	Year End	1/4/2016
2015	101	FV	188,000	4500	8,427.	210,900	403,400	403,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALEY JEAN M	48363-128		10/24/2006		350,000	No	No		
RILEY ELIZABETH	46448-414		11/9/2005	Family	1	No	No		
DALEY JEAN M/LI	46448-412		11/9/2005	Family	1	No	No		
HURLEY NORA A-D	43087-323		6/18/2004	Family	1	No	No		
	10019-175		4/16/1962		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2006	1076	Add Bath	9,000					INST VINYL SIDING
9/15/1992	437	Manual	8,000					SIDING + WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
2/17/2009	Meas/Inspect	189	PATRIOT
6/15/2007	Permit Visit	BR	B Rossignol
2/7/2007	MLS	MM	Mary M
2/3/2005	OWNR INFO	BR	B Rossignol
1/7/2000	Mailer Sent		
1/7/2000	Meas/Inspect	277	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

36400

GIS Ref

GIS Ref

Insp Date

10/02/18

!4404!

PRINT

Date	Time
12/30/21	00:30:28

LAST REV

Date	Time
10/05/18	09:20:49
apro	

PAT ACCT. 4404

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	36400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8427		Sq. Ft.	Site		0	70.	0.76	11			Med. Tr	-5					447,420						447,400	

Total AC/HA:	0.19346	Total SF/SM:	8427	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,420	Spl Credit		Total:	447,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1887	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17499995
Const Adj.:	0.99989998
Adj $ / SQ:	152.735
Other Features:	77000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391763
Depreciation:	134963
Depreciated Total:	256801

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

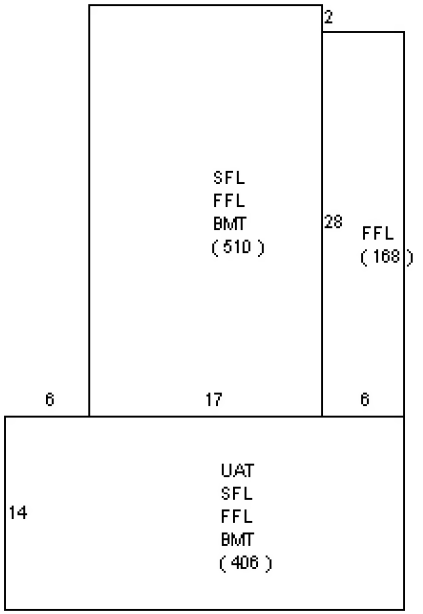
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.46
Special Features:	0	Val/Su Net:	85.09
Final Total:	256800	Val/Su SzAd	128.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,084	152.730	165,564
BMT	Basement	916	45.820	41,972
SFL	Second Floor	916	152.730	139,905
UAT	Upper Attic	102	106.910	10,852
	Net Sketched Area:	3,018	Total:	358,293
Size Ad	2000	Gross Area	3322	FinArea 2102

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

054.0-0003-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X24	A	AV	1920	22.44	T	40	101			4,500			4,500

More:	N	Total Yard Items:	4,500	Total Special Featues:	Total: 4,500

IMAGE

AssessPro Patriot Properties, Inc